

PROJECT VISION

The Mayo Clinic Collaborative Research Community (MCCRC) concept responds to the growth of Mayo Clinic, the evolution of the life science and genome research fields, and the emergence of Arizona as a major scientific and academic center in the southwestern United States.

The Mayo Clinic Collaborative Research Community is envisioned to be a world-class translational clinic and research campus centered around Mayo Clinic in combination with strategically aligned and mission-reinforcing partners such as TGen, Arizona State University, the City of Scottsdale, and related private companies. The Mayo Clinic Collaborative Research Community will be a research, clinical and educational community enabling swift and direct delivery of the benefits of science and research focused on improved diagnosis, treatment and care of the patient. The community will provide an environment for strengthened connections among science, research and Mayo's clinical practice. The campus organization and planned facilities will attract related corporations, companies and organizations that will benefit from Mayo's clinical strengths in fields such as cancer, cardiology, neuroscience, transplant and gastroenterology, among others, and will foster beneficial relationships in the pursuit of biomedical excellence and advancement.

The Mayo Clinic Collaborative Research Community concept is derived from Mayo's strategic focus in Arizona—to become the premier academic medical center in the Southwest. This reinforces

the Mayo Clinic mission of providing the best care to every patient, every day, through integrated clinical practice, education and research:

- *Practice:* Practice medicine as an integrated team of compassionate, multidisciplinary physicians, scientists and allied health professionals who are focused on the needs of patients from our community, our region, the nation and the world.
- *Education:* Educate physicians, scientists and allied health professionals to be a dependable source of health information for our patients and the public.
- *Research:* Conduct basic and clinical research to improve patient care and to benefit society.

The impetus for the Mayo Clinic Collaborative Research Community plan is threefold:

- The future research mission related to the Mayo Clinic Cancer Center initiative and other research areas of local institutional interest needs a physical location.
- Mayo Clinic, TGen, the City of Scottsdale and other academic and life sciences organizations share an interest in developing a research community in Scottsdale.

The transformation of the Mayo Clinic campus in Scottsdale from a primarily clinical facility (with supporting research) to a primarily research facility (with supporting clinical facilities) will serve a number of purposes for Mayo, such as to:



Tree-lined Entry Drive Leading to Mayo Clinic in Scottsdale

- Support the mission and vision for the full potential of Mayo Clinic in Arizona, which is “to be the premier academic medical center in the Southwest, focusing on tertiary care and differentiated by the Mayo Clinic Model of Care.”
- Continue the development of basic science and clinical research programs for Mayo Clinic.
- Foster a diverse but coordinated synergistic mix of research programs that complement Mayo’s mission, from discovery at the molecular level to the accelerated development of products and services that support patient clinical care.
- Strengthen the unique potential combination of (1) Mayo’s research interests; (2) the multi-campus, multi-institutional TGen initiative; (3) the academic involvement of Arizona State University; and (4) the undeveloped Scottsdale property that is available to support this initiative.
- Enhance the diverse range of genome scientific research to position Arizona for future economic development in concert with Mayo’s research agenda.
- Position Mayo as an agent and catalyst for intellectual property and technology transfer.
- Enhance the fundamental nature of Mayo Clinic’s “value equation” — accelerating the process of translating research from the investigator to the clinician/patient, then back to the investigator, thus perpetuating the cycle of scientific discovery in support of patient care.

Master Plan Goals and Considerations

Based upon a series of interviews conducted with a wide range of participants, including Mayo Clinic, Mayo Foundation, ASU, TGen and the City of Scottsdale, a number of master planning goals and considerations that have influenced the design of the conceptual MCCRC master plan were identified. As in any master planning process, it should be anticipated that additional goals and considerations will continue to emerge as the process evolves and develops through more detailed involvement of the participants.

Based upon these stakeholder interviews, it has been determined that the conceptual master plan should create a research, scientific, educational and clinical community that:

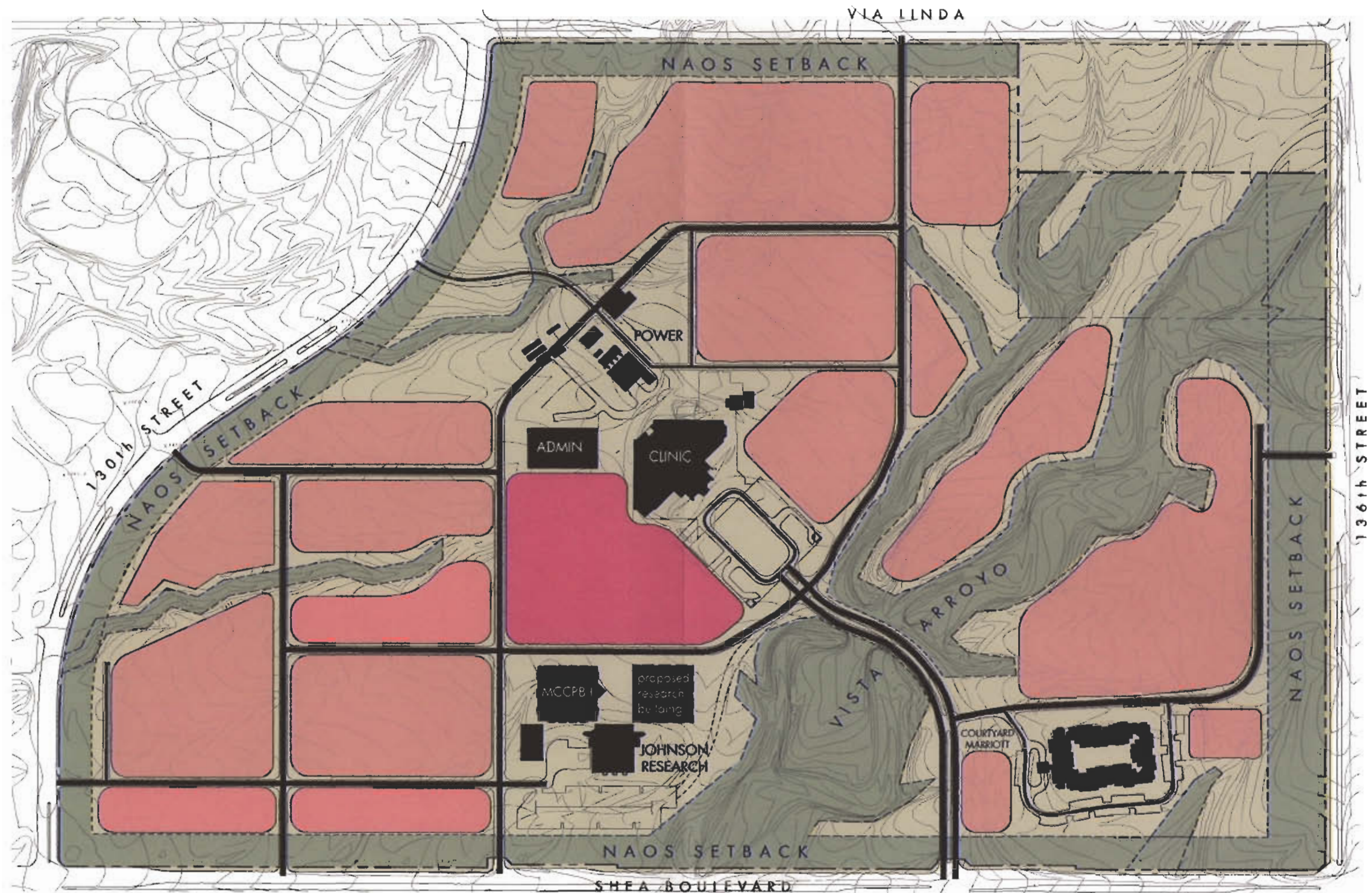
- Enhances the fundamental nature of the Mayo Clinic cycle of scientific discovery – accelerating the process of translating research from the investigator to the clinician and patient, then back to the investigator to find faster, safer and better methods of diagnosing, treating and preventing disease.
- Improves interface and synergies between emerging science and technology as applied to biomedical and clinical advancement (i.e., informatics and imaging).
- Promotes team-oriented, interdisciplinary and transdisciplinary biomedical research directed to clinical applications.

- Enhances collaboration, interaction and collegiality between scientists/ researchers, clinicians and support staff.
- Fosters partnerships between science and research, including academic communities and industry.
- Enables science and research programs to be flexible, adaptable and integrated. Space modularity is important.
- Meets science- and research-specific space needs with certain shared facilities (i.e., dining, conference, library, break-out space, information gathering areas, etc.) that promote interaction and collaboration between scientists and researchers and with clinicians.
- Potentially embeds science and research space with clinical space to promote collaboration and more direct applications of science and research to clinical practice.
- Anticipates flexibility in implementation while remaining consistent with the overarching planning and design concepts.

Mayo Clinic Campus Rezoning

Proposed Ancillary Uses

As a Major Campus within the Special Campus zoning category, Mayo Clinic proposes a wide range of ancillary uses. As a collaborative research campus involved in ongoing research and development into technologies and sciences that are, given the rapid pace of change, as yet unknown, the justification for a broad and diverse range of ancillary uses is self-evident. The proposed ancillary uses shall be all of those uses set forth in the Special Campus District for Major Campuses. These uses are needed to support the complete functioning of the primary use of the Mayo Clinic collaborative research campus and are essential to and/or complimentary of the primary uses. In addition, residential uses will be necessary for clients, employees, guests and/or students directly associated with the Mayo Clinic collaborative research campus. Additionally, those uses set forth in Section 5.1403 of the Scottsdale Zoning Ordinance that are supportive of the primary use shall be considered ancillary.



- Regulated Open Space
- Collaborative Research Uses*
- Campus Commons

*Collaborative Research Uses may include, but are not limited to the following: Research, Education or Clinical Services; Collaborative Research; Collaborative Research Support; Clinical Studies; Clinical Trials; Clinical Laboratories; and/or Residential.



MAYO CLINIC COLLABORATIVE RESEARCH COMMUNITY PROPOSED LAND USE CONCEPT PLAN

NOTE: Uses depicted do not show exact area or location and are conceptual, subject to modification by property owner.

